



426 12B Street N
Lethbridge, Alberta

MLS # A2298320



\$233,333

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	804 sq.ft.	Age:	1928 (98 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Partial

Exterior: Mixed

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, Stove AS IS

Opportunity knocks! This fixer-upper is the perfect project for investors, flippers, or buyers looking to build sweat equity. The home already features several key updates, including newer windows, roof, hot water tank, and some plumbing improvements, giving you a solid head start on your renovation. With the major components partially addressed, you can focus on cosmetic upgrades and value-add improvements. **BONUS GARAGE: 28' X 30' WOW!** Bring your vision and unlock the value!